

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 Abbotsford Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Abbotsford

Period - From

22/01/2020

to

21/01/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property    | Price       | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 33 Dally St CLIFTON HILL 3068     | \$1,350,000 | 28/10/2020   |
| 2 | 187 Kerr St FITZROY 3065          | \$1,300,000 | 12/11/2020   |
| 3 | 24 St Phillips St ABBOTSFORD 3067 | \$1,280,000 | 07/12/2020   |

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/01/2021 10:44



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**Property Type:** House  
**Land Size:** 160 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

22/01/2020 - 21/01/2021: \$1,210,000

## Comparable Properties



**33 Dally St CLIFTON HILL 3068 (REI)**

Agent Comments

2 1 -

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2020  
**Property Type:** House



**187 Kerr St FITZROY 3065 (REI)**

Agent Comments

2 1 -

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 12/11/2020  
**Property Type:** House (Res)  
**Land Size:** 176 sqm approx



**24 St Phillips St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2 2 -

**Price:** \$1,280,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2020  
**Property Type:** House (Res)  
**Land Size:** 107 sqm approx